

Features & Finishes



ELEGANT EXTERIORS

- Superior architecturally designed and controlled homes with brick exteriors, brick soldier coursing, precast sills and ledges, modern horizontal siding and stucco elevations per approved plans.
- Two-ply modified bitumen flat roof systems and wood decking on rooftop patios as per plan.
- Concrete slab pavers on garden terraces as per plan. *
- Oversized 6'-0" wide low-e, argon filled vinyl thermo pane sliding balcony doors. *
- Pre-finished aluminum flashings, soffits and fascia with downspouts.
- Entry-resistant framing with steel-insulated door as per plan with brushed nickel gripset and deadbolt lock.
- Energy-efficient, low-e argon filled double-glazed windows.
- Modern glass garden terrace, balcony and rooftop patio aluminum-framed railings. *
- Poured concrete front porches and front steps, including precast landscape steps where applicable. *
- Professionally designed landscape exterior as per landscaping plans. *
- Exterior landscape lighting to provide increased visibility and neighbourhood ambiance.
- One exterior hose bib on rooftop patios and garden terraces.
- One exterior GFI electrical outlet weatherproof covering on balconies, rooftop patios and garden terraces.
- One gas bbq connection on rooftop patios and garden terraces.
- Resident underground parking access via overhead garage door operated by a personal remote control.
- Exterior and interior bicycle parking.

DISTINCTIVE INTERIORS

- Garden collection homes feature approximately 9' main floor ceilings and 8' ceilings on the bedroom level.
- Skyline collection homes feature approximately 9' ceilings on main floor and bedroom level.
- Main staircase in all units to feature stained oak veneer stringers and carpeted treads and risers with stained oak pickets and railings as per applicable plan. †
- Entry staircase of Skyline collection homes to feature stained oak handrail with white painted stringers and carpeted treads and risers. †
- 4" baseboards and 2-3/4" casing throughout painted in white.
- Lever style interior door hardware and hinges in brushed nickel.
- Closets to be slider or swing-style doors with white wire shelving as per applicable plan. *

DISTINCTIVE FLOORING

- Engineered floor joist system for superior floor strength.
- 40 oz broadloom carpet in all bedrooms and bedroom level hallways. †
- Stain resistant broadloom carpet on stairs leading to Skyline collection homes. †
- Choice of quality 13" x 13" ceramic floor tile in bathrooms, powder room and foyers. †
- Wide plank engineered laminate flooring in contemporary finishes throughout main living area, kitchen and main level hallways. †

GOURMET KITCHEN FEATURES

- Professionally designed kitchen layouts with contemporary cabinet finishes from Sorbara's standard choices. †
- Choice of luxurious Quartz countertops with polished edging from Sorbara's standard samples. †
- Stainless steel refrigerator, stove and dishwasher package.
- Stainless steel over-the-range (OTR) microwave/hood fan combination.
- Undermount sink with convenient pull-down kitchen sink faucet.
- Soft-close hinges and hardware to doors and drawers.
- Choice of ceramic tile backsplash. †

LUXURY BATHROOM FEATURES

- Dens-shield or equivalent board used for all tub and shower enclosures.
- Deluxe contemporary design selections for bathroom cabinet finishes.
- Choice of designer-selected contemporary laminate countertops. †
- White plumbing fixtures.
- Powder rooms feature a pedestal sink.
- Master ensuite to have a framed tempered glass shower enclosure with acrylic floor base.
- Recessed pot light in master ensuite shower.
- Choice of quality 8"x10" ceramic wall tile for main bath and ensuite tub/shower walls where shown. †
- Chrome bathroom accessories.
- Deep acrylic bathtub in main bath.
- Mirrors in all main baths, ensuites and powder rooms.
- Soft-close hinges and hardware to vanity doors and drawers.

PAINTING

- One coat of primer and two coats of flat finish paint on all walls and most ceilings throughout.
- One coat of primer and two coats of semi-gloss paint on bathroom and powder room ceilings.
- Smooth ceilings throughout.

LIGHTING, ELECTRICAL and MECHANICAL FEATURES

- 100AMP electrical service on individual breaker panels with copper wiring throughout.
- Hydro sub-metering for individual control.
- Individual water sub-meters for individual control and convenience.
- Individual gas meters.
- Switched light fixtures in kitchen area, bedrooms, bathrooms, stairwells, and hallways.
- Light-emitting diodes (LED) bulbs to all light fixtures where possible.
- White Decora style plugs and switches throughout.
- GFI outlet protection in kitchen, all bathrooms and powder rooms.
- Fully sprinklered suites and parking garage.
- Fire alarm detection in common areas and parking garage.
- Energy conserving high-velocity hydronic air-handlers/heating system with energy-recovery ventilator (ERV) to promote healthier indoor air quality and fresh air.
- High-efficiency water heating appliance vented to the exterior for the dual purpose of supplying domestic hot water and home heating (rental).
- Central air conditioning condensing units installed on garden terraces & rooftop patios.
- 7-day programmable thermostat centrally located.
- Doorbells conveniently located at all entryways for each unit.
- Laundry room features a full-size stackable washer and dryer pair in white with convenient recessed plumbing box for supply and waste water and 12"x12" white ceramic floor tile.

HOME ENTERTAINMENT

- Rogers high-speed unlimited Internet included with download speed up to 250mbps and upload speed up to 20 mbps (included in maintenance fees).
- Two (2) RG6 cable jacks and two (2) telephone jacks.
- Two (2) Cat5 ethernet outlets for high-speed Internet connection.
- Choice location of one (1) dual electrical outlet / USB port.

Specifications and terms subject to change. E + OE - February 8, 2018

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixture and purchase upgrades from the vendors samples subject to their timely availability from the Vendors normal supplier and provided that the same have not already been ordered for this house. Variations from vendors sample may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to the normal production process. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The purchaser accepts these changes as necessary. When a purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor's latest sales brochure for the model type purchase. The purchaser acknowledges that the Vendor's model homes have been decorated for public display purposes and may contain certain features and upgrade finishes and augmented services, which may not be included in the basic model type. Most additional features on display in the model home are available as extras.

* - as per plans / † - from Vendor's standard samples